



	PROP. INDEXT. CONTOUR
	PROP. INDEX COUNT
	PROP. SPOT ELEVATION
	PROP. WATER LINE
	PROP. SANITARY SEWER
	PROP. STORM PIPE
	PROP. EDGE OF PAVEMENT
	PROP. BUILDING
	PROP. CONCRETE
	PROP. ASPHALT PAVEMENT (STREET/HEAVY DUTY)
	PROP. GRAVEL
	PROP. PAVES
	PROP. MANHOLE
	PROP. WATER
	PROP. METER
	PROP. GATE VALVE
	PROP. BLOW-OFF VALVE
	BENCHMARK
	PROP. GAS LINE
	PROP. OVERHEAD CABLE
	PROP. UNDERGROUND POWER
	PROP. FENCE
	PROP. TREE LINE
	SITE PROPERTY LINE
	INLET PROTECTION

ABBREVIATIONS

[illegible]

REGIONAL HEADQUARTERS
AND ROANOKE BRANCH
3529 FRANKLIN ROAD
CITY OF ROANOKE, VIRGINIA

SHEET INDEX

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C7,1	E,S,C. PLAN PHASE I	C11	LANDSCAPE PLAN
		C12	LIGHTING CUT SHEETS

WESTERN VIRGINIA WATER AUTHORITY NOTES:

GENERAL NOTES:

NOTES:

ALL CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WWVA WATER AND SEWER LINES.

ALL SANITARY WATER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VALVES, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO EXISTING GRADE.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.

ALL EXISTING SANITARY WATER LINES RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WWVA.

CONTRACTOR SHALL OBTAIN WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS NAD 83, AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WESTERN VIRGINIA WATER AUTHORITY AT (540) 853-7000. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY'S STANDARDS (EG. VDOT, DEQ, DCR, VDM, ETC.) WHERE APPLICABLE.

IF AN EXISTING UTILITY IS LOCATED THAT DOES NOT REMOTE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS DURING CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION, IE. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SENIOR MANHOLES, MANHOLES, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN PROTECTION SHALL BE REQUIRED.

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WWVA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER NOTES

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF

WVWA Inspector As-built:
Quentin Alls 9.24.24
Contractor: Lambert's Construction LLC

SITE & ZONING SUMMARY:

OWNER: PHENIX PARTNERS LLC
PO BOX 6467
ORLANDO, FL 32802

TAX MAP NUMBER: 5500118

EXISTING LOT SIZE: ±0.5137 AC.

OWNER: PHENIX PARTNERS LLC
133 KIRK AVE SW
ROANOKE, VA 24011

TAX MAP NUMBER: 5500124

EXISTING LOT SIZE: ±5.4200 AC. (1.55 AC. WITHIN LEASE AREA)

PROPOSED USE: FINANCIAL INSTITUTION, DRIVE-THROUGH FACILITY

EXISTING ZONING: CLS(C) - ORD#2473-101722

CONDITIONS:

THE PRINCIPAL STRUCTURE CONSTRUCTED WITHIN THE BOUNDS OF THE SUBJECT PARCEL, OR PORTION THEREOF AS INCLOSED IN THIS REZONING SHALL BE NO FARTHER THAN SIXTY-FIVE (65) FEET FROM FRANKLIN ROAD.

THE MINIMUM TRANSPARENCY FOR PRINCIPAL STRUCTURES FOR THE GROUND FLOOR SHALL BE 33% AND UPPER FLOOR SHALL BE 20% FOR BOTH STREET FRONTAGES.

THE PRINCIPAL BUILDING ENTRANCE SHALL BE ON THE FRANKLIN ROAD FACING FACADE OR WITHIN THE FIRST 2/5TH OF A SIDE FACADE MEASURED FROM THE FRANKLIN ROAD FACING FACADE.

CLS DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 43,450 SF / NO MAXIMUM
MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / NO MAXIMUM
SIDE YARD SETBACK: NO MINIMUM
REAR YARD SETBACK: NO MINIMUM
ACCESSORY STRUCTURE SETBACKS FROM SIDE AND REAR LOT LINES: NO MINIMUM
MAXIMUM BUILDING HEIGHT: NO MAXIMUM
IMPERVIOUS SURFACE AREA MAX: 80%
IMPERVIOUS SURFACE AREA PROVIDED: ±75% WITHIN LEASE AREA
FLOOR AREA RATIO MAX: 5.0

BUILDING SUMMARY:

CONSTRUCTION USE GROUP: B
CONSTRUCTION TYPE: IIB

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED

MAXIMUM PARKING PERMITTED:

140% OF 1 SPACE PER 300 SF NET FLOOR AREA

$\pm 16,285 \text{ SF} \times 0.75 = 12,214 \text{ SF NET SF}$

$12,214 \text{ NET SF} / 300 \text{ SF} = 41 \text{ SPACES}$

$150\% \times 41 = 62 \text{ SPACES PERMITTED PLUS ADA SPACES}$

PARKING SPACES PROVIDED:

62 STANDARD SPACES

8 PERMEABLE PAVEMENT SPACES

4 ADA SPACES

74 TOTAL PARKING SPACES

CITY OF ROANOKE & UTILITY CONTACTS:

ROANOKE DEVELOPMENT REVIEW COORDINATOR - ADRIAN GILBERT (540) 853-5796
ROANOKE GAS COMPANY - WAYLON SPENCER (540) 793-5104
VERIZON - WILLARD DIETZ (540) 265-7510
AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643
WESTERN VIRGINIA WATER AUTHORITY - AARON SHEARER (540) 283-2941
CITY OF ROANOKE TRAFFIC ENGINEER - HONG LIU (540) 853-2676



CITY OF ROANOKE APPROVAL BLOCK



Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9680



BRIDGE VIEW BANK - REGIONAL HEADQUARTERS AND ROANOKE BRANCH

COVER

DRAWN BY	KAM
DESIGNED BY	KAM
CHECKED BY	CPB
DATE	7/25/2023
SCALE	N/A
REVISIONS	
8/25/2023	ADDENDUM 2
10/16/2023	

C1